

AREA STATEMENT

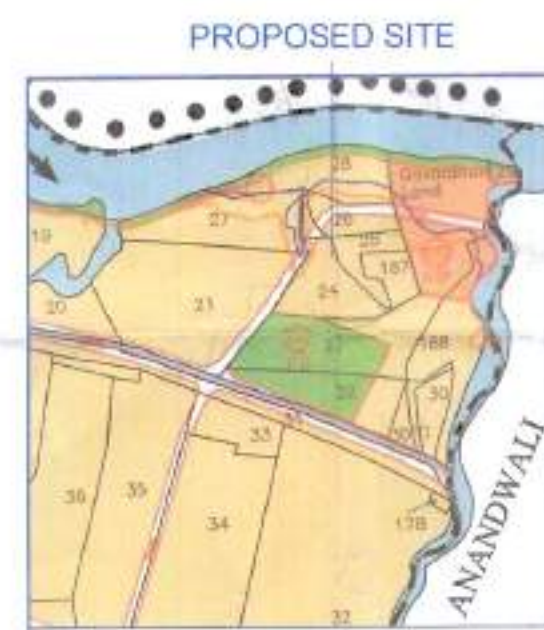
BUILDING NO.	B/UP AREA	EXCESS BALCONY	TOTAL B/UP AREA	TOTAL FLOORS
A' WING	9334.67 SQ. M.	526.30 SQ. M.	9860.97 SQ. M.	LOWER GROUND + GROUND+19 FLOOR
B' WING	10807.80 SQ. M.	285.34 SQ. M.	11093.14 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
C' WING	12923.76 SQ. M.	---	12923.76 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
D' WING	625.76 SQ. M.	---	625.76 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+1 FLOOR
E' WING	5579.51 SQ. M.	---	5579.51 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
F' WING	4384.38 SQ. M.	---	4384.38 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
G' WING	4383.33 SQ. M.	---	4383.33 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
H' WING	7436.17 SQ. M.	---	7436.17 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
I' WING	413.83 SQ. M.	---	413.83 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+1 FLOOR
J' WING	8441.23 SQ. M.	---	8441.23 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
K' WING	8441.23 SQ. M.	---	8441.23 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
L' WING	9674.77 SQ. M.	---	9674.77 SQ. M.	BASEMENT + GROUND + 1ST PODIUM + 2ND PODIUM+21 FLOOR
M' WING	1570.10 SQ. M.	---	1570.10 SQ. M.	GROUND + 10 FLOOR
N' WING	1001.52 SQ. M.	---	1001.52 SQ. M.	GROUND+1 FLOOR
O' WING	697.60 SQ. M.	---	697.60 SQ. M.	LOWER GROUND+GROUND+1 FLOOR
P' WING	437.97 SQ. M.	---	437.97 SQ. M.	GROUND+1 FLOOR
Q' WING	743.75 SQ. M.	---	743.75 SQ. M.	GROUND+1 FLOOR
Total Proposed Area of WING - A+B+C+D+E+F+G+H+I+J+K+L+M+N+O+P+Q				
				86,897.38 811.64 SQ.M 87,709.02 SQ.M

AREA STATEMENT FOR MHADA

AREA OF LAND	=	64,130.00 SQ.M.
30.0 M. D.P. ROAD AREA	=	512.00 SQ.M.
18.0 M. D.P. ROAD AREA	=	5,044.00 SQ.M.
AREA UNDER RIVER	=	1,860.00 SQ.M.
AREA UNDER GODA PARK	=	5,000.00 SQ.M.
GROSS AREA OF LAND	=	51,714.00 SQ.M.
OPEN SPACE 10%	=	5,171.40 SQ.M.
NET AREA OF LAND	=	46,542.60 SQ.M.
BASIC FSI 1.10	=	51,196.86 SQ.M.
Required area of flats under 50.0 sq.m. for MHADA (20% of net f.s.i.)		
20% OF 51,196.86 sq.m.	=	10239.37 SQ.M.
Provided MHADA area	=	10337.81 SQ.M.

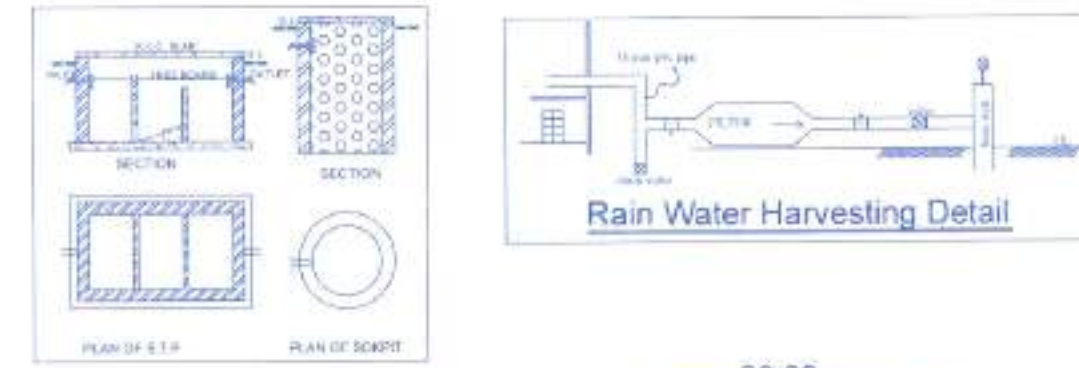
PROVIDED AREA

"F" WING 1st to 21st Floor	=	4384.38 sq.m.	84 flats
"G" WING 1st to 21st Floor	=	4383.33 sq.m.	84 flats
"M" WING 1st to 10th Floor	=	1570.10 sq.m.	30 flats
TOTAL		10337.81 SQ.M.	TOTAL 198 FLATS



LOCATION PLAN

AREA OF LAND AS 7-12 extract	=	69,290.00 SQ.M.
AREA OF LAND AS PER SITE	=	64,130.00 SQ.M.
30.0 M. D.P. ROAD AREA	=	512.00 SQ.M.
18.0 M. D.P. ROAD AREA	=	5,044.00 SQ.M.
AREA UNDER RIVER	=	1,860.00 SQ.M.
AREA UNDER GODA PARK	=	5,000.00 SQ.M.
NET AREA OF LAND	=	51,714.00 SQ.M.
BASIC F.S.I. 1.10	=	56,885.40 SQ.M.
D.P. ROAD AREA 5556 X 2.0	=	11,112.00 SQ.M.
AMENITY 5000.00 X 1.85	=	9,250.00 SQ.M.
PREMIUM F.S.I.	=	225.00 SQ.M.
MHADA 20%	=	10,239.37 SQ.M.
AREA PROPOSED	=	87,711.77 SQ.M.
AREA CONSUMED	=	87,709.02 SQ.M.
TOTAL PERMISSIBLE FSI 51,714.0 X 2.50 =	=	1,29,285.00 SQ.M.



APPROVED
THE PLANS AMENDED IN
AS PER THE CONDITIONS MENTIONED IN
THE ACCOMPANYING COMMENCEMENT
CERTIFICATE NO. BMB/79/2019
DATED - 20/09/2019
SD/- XXX
EXECUTIVE ENGINEER
TOWN PLANNING
NASHIK MUNICIPAL CORPORATION
NASHIK

PROFORMA - 1
DRAWING SHEET NO. 1/21
PROPOSED REVISED GROUP HOUSING
RESIDENTIAL & COMMERCIAL BUILDING PLAN
in S.No.21/1+3/5+21/1+3/6+21/1+3/9+24+25/1+25/2
+167+28/1/2+28/1/2/2+26/1
At-Gangapur Shiwar,Nashik.
For -Shri.Viraj Vilas Shah & Others
APPROVED
The Plans amended in... 81.46...
As per the conditions Mentioned in
the accompanying commencement
Certificate No. 21/36/1/2020 dated 30/01/2020

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation

AREA STATEMENT	SQ.M.
1 AREA OF THE PLOT (Minimum area of a.b.c. to be considered)	64,130.00
a) As per ownership document (7/12, CTS extract)	69290.00
b) As per measurement sheet	64,130.00
c) As per site	64,130.00
2 DEDUCTION FOR	
a) Proposed 30.00 m. D.P. Road widening Area	512.00
b) Proposed 18.00 m. D.P. Road widening Area	5044.00
c) Area Under River	1860.00
d) Area Under Goda Park	5000.00
e) Any D.P. Reservation area	---
(total a+b+c+d)	12416.00
3 GROSS AREA OF THE PLOT	51714.00
4 Recreational Open Space	5171.40
a) Required	5171.40
b) Proposed	---
5 Amenity Space	---
a) Required	4137.12
b) Proposed (Shifted To Goda Park Reservation)	4137.12
6 Service road and highway widening	---
7 Internal Road area	---
8 Net Area of Plot (Amenity not deducted because of this area Shifted To Goda Park)	51714.00
9 Built up area with reference to Basic F.S.I. as per front road width (sr.no. 8 x 1.1)	56885.40
10 Additional area for F.S.I.	---
a) In-situ area against D.P. road (2.00x sr.no. 2) (if any)	11112.00
b) In-situ area against Amenity space (2.00 or 1.85 x sr.no.5(a))	9250.00
c) Premium F.S.I. area (subject to maximum of 0.5 or sr.no.8) (permissible 25857.50 sq.m. proposed 225.00 sq.m.)	225.00
d) T.D.R. area Permissible 0.90 % (46542.60 SQ.M.)	---
e) Additional area of MHADA 20%	10,239.37
f) Additional F.S.I. area under chapter VIII	---
(total a+b+c+d+e)	30826.37
11 Total area available (9+10)	61112.00
12 Maximum utilization of F.S.I. as per Road width (as per Regulation no. 15.4) 51,714.0 x 2.50	1,29,285.0
13 Total built up area in proposal (excluding area at Sr.No.15b)	---
a) Existing Built-up Area	---
b) Proposed Built-up Area	86,897.38
c) Excess Balcony area counted in F.S.I.	811.64
d) Excess Double height terraces area counted in F.S.I. (total a+b+c+d)	87,709.02
14 F.S.I. Consumed (13/16) (should not be more than sr.no.12 above)	1.70
15 Area for Inclusive Housing, if any	10,239.37
a) Required (20% of sr.no.9)	10,239.37
b) Proposed	---
16 Total Resi+comm. area (96,707.50+1001.52)	87,709.02

CERTIFICATE OF AREA

Confirm that the plot under reference was surveyed by me on 10/02/2019 & the dimensions of sides etc. of plot shown on plan are as measured on site & the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records Department/City Survey records.

(Ar. Umesh Bagul)

OWNER DECLARATION

I/We undersigned hereby confirm that I/we would abide by plans sanctioned by Nashik Municipal Corporation. I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

1) Shri.Viraj Vilas Shah
2) Shri.Karan Rajendra Shah
3) Shri.Dinesh K.Manwani
4) Shri.Nareish Navneetlal Shah
5) Shri.Milan Sudhir Shah
6) Shri.Milan Sudhir Shah
7) Shri.Nareish Navneetlal Shah
8) Shri.Milan Sudhir Shah
9) Shri.Jatin Omkar Bramhecha
owner's name and signature

AR. UMESH P. BAGUL
reg.no. CA/531/1997
ARCHITECT SIGN
STRUCTURAL SIGN
Drawing No. R2
Scale As shown
Drawn by Raj
Checked by Ar. Bagul
Registration / License no. of Architect reg.no. CA/93/15997

Ar. UMESH BAGUL
105+105, Padma-vishwa centre,
Old Pandit Colony,
Nashik
PH: (0253) 2578667

PARKING STATEMENT

NO.	REQUIRED PARKING			PROVIDED PARKING		
	CAR (3)	SCOOTER (2)	CYCLE (2)	CAR (3)	SCOOTER (2)	CYCLE (2)
No. Of Tenement						
One tenement having carpet area equal to 120.00 sq.m. and above 168 NOS	504 NOS.	336 NOS.	336 NOS.	760 NOS.	1045 NOS.	579 NOS.
No. Of Tenement	(1)	(4)	(2)	(1)	(4)	(2)
One tenement having carpet area equal to or above 40.00 but less than 80.00 sq.m. 366 NOS	366 NOS.	1464 NOS.	732 NOS.	366 NOS.	1464 NOS.	732 NOS.
No. Of Tenement	(2)	(2)	(2)	(2)	(2)	(2)
One tenement having Carpet area equal to or above 80.00 but less than 120.00 sq.m. 256 NOS	512 NOS.	512 NOS.	512 NOS.	512 NOS.	512 NOS.	512 NOS.
No. Of Tenement	(3)	(2)	(2)	(3)	(2)	(2)
One tenement having Carpet area equal to 120.00 sq.m. and above. 85 NOS	15 NOS.	10 NOS.	10 NOS.	15 NOS.	10 NOS.	10 NOS.
Merchandise (groceries, department stores, shops and other Commercial users) including wholesale markets 100 sq. m. Carpet area or fraction thereof of 1000.00 sq.m. 21 NOS.	21 NOS.	84 NOS.	84 NOS.	21 NOS.	84 NOS.	84 NOS.
No. Of Tenement	(2)	(4)	(4)	(2)	(4)	(4)
Lodging / Dormitory For every five guest rooms (6 Nos.)	04 NOS.	06 NOS.	06 NOS.	04 NOS.	06 NOS.	06 NOS.
No. Of Tenement	(3)	(3)	(3)	(3)	(3)	(3)
visitors parking 5%	72 NOS.	121 NOS.	84 NOS.	72 NOS.	121 NOS.	84 NOS.
TOTAL	1494 NOS.	2533 NOS.	1764 NOS.	1750 NOS.	3242 NOS.	2007 NOS.



SITE PLAN
SCALE - 1:1000

S.NO.	Survey no.	NAME OF OWNER	Area AS PER 7/12 SQ.M.
1	21/1+3/5	Shri.Viraj Vilas Shah (1900.00+100.00)	2000.00
2	21/1+3/6	Shri.Viraj Vilas Shah	3500.00
3	21/1+3/9	Shri.Karan Rajendra Shah (3400.00+100.00)	3500.00
4	24	Shri.Dinesh K.Manwani, Shri.Vinod K.Manwani & A+B+H Developers Pvt.Ltd. (17200.00+500.00)	17700.00
5	25/1	Shri.Jatin Omkar Bramhecha & A+B+H Developers Pvt.Ltd. (3240.00+400.00)	3640.00
6	25/2	A+B+H Developers Pvt.Ltd.	3520.00
7	187	A+B+H Developers Pvt.Ltd. (6530.00+200.00)	6730.00
8	28/1/2/1	Shri.Nareish Navneetlal Shah & Shri.Milan Sudhir Shah (7900.00+800.00)	8700.00
9	28/1/2/2	Shri.Karan Rajendra Shah M/s Happy Home Developers Bhagidani Santha Th.Bhagidari Vinod Manwani (13300.00+1400.00)	14700.00
10	26/1	Shri.Karan Rajendra Shah M/s Happy Home Developers Bhagidani Santha Th.Bhagidari Vinod Manwani	4900.00
TOTAL			86290.00 SQ.M



KEY PLAN
SCALE - N.T.S